

News Release

Winchester Hall / 12 East Church Street Frederick, Maryland 21701 CONTACT: Robin K. Santangelo Public Information Officer 301-600-2590 rsantangelo@FrederickCountyMD.gov

FOR IMMEDIATE RELEASE:

August 8, 2013

COUNTY FORMS WORKGROUP TO EVALUATE RURAL TRANSFER OF DEVELOPMENT RIGHTS OPTIONS

FREDERICK, MD – The Frederick Board of County Commissioners today established a workgroup to evaluate rural-to-rural Transfer of Development Rights (TDR) options in the county.

The workgroup will consist of the following members: An Agricultural Preservation Advisory Board representative; an Association of Realtors representative; Land Preservation Program Administrator Anne Bradley; a Farm Bureau representative; Business Development Specialist Colby Ferguson, Department of Business Development & Retention; a Land Use Council representative; County Attorney Kathy Mitchell; Director Eric Soter, Community Development Division, and Environmental Principal Planner Michael Wilkins, Development Review.

Board President Blaine Young commented, "We are pleased to appoint these members and their organizations to this special workgroup to represent the agricultural interests in Frederick County. We welcome their input concerning the issues related to this agricultural rights transfer option."

In a letter to the board on March 29, 2013, the Farm Bureau submitted a request for the consideration of a proposed text amendment to the Zoning Ordinance to create an "Agricultural Rights Transfer Option," also known as a rural-to-rural density transfer program. The proposed text amendment would allow a landowner to transfer development potential in the Agricultural Zoning District to another parcel within the Agricultural Zoning District.

Rural-to-rural density transfer programs typically allow rights to be transferred between farms in the agricultural areas of a county. This type of TDR does not designate specific sending and receiving areas. Rather, certain criteria is assigned to determine which agricultural properties are best suited to be a sending or receiving site on a case-by-case basis. Any Rural-to-Rural program needs to be carefully crafted so as not to increase development in an area unsuitable and so as not to provide development rights that would otherwise be unachievable.

This proposed text amendment was reviewed by the Agricultural Preservation Advisory Board in public session on April 22, 2013. Board Chairman Richard Grossnickle submitted a letter to county staff outlining the Agricultural Board's concerns with the proposed text amendment.

For more information, contact Ms. Bradley at 301-600-1474 or via e-mail at abradley@FrederickCountyMD.gov.